

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 030-12 1115 FERRELO ROAD MODIFICATIONS AUGUST 8, 2012

APPLICATION OF TRISH ALLEN, AGENT FOR DAVID HALL, 1115 FERRELO ROAD, APN 029-261-008, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00280)

The 15,000 square foot site is currently developed with a one- and two-story, 3,090 square foot residence and 310 square foot attached garage.

The subject proposal would permit the following "as-built" improvements: the reconfiguration of front entry stairs, creation of additional habitable space by enclosing a porch and sunroom and adding new windows, new balcony, an addition to the master bathroom, a new arbor above the rear yard deck, and pool equipment with associated enclosure.

The discretionary applications required for this project are:

- 1. A <u>Modification</u> to allow the "as-built" entry stairs, porch and sunroom enclosure, new balcony, and master bathroom addition to remain within the thirty-foot front setback (SBMC §28.15.060 and 28.92.110); and
- 2. A <u>Modification</u> to allow the "as-built" trellis, pool equipment and associated enclosure to remain within the ten-foot interior setback (SBMC §28.15.060 and 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (Existing Facilities).

WHEREAS, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak either in favor or in opposition of the application thereto, and the following exhibits were presented for the record:

- 1. Staff Report with Attachments, August 1, 2012.
- 2. Site Plans
- 3. Correspondence received in opposition to the project:
 - a. Paula Westbury, Santa Barbara, CA.

NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

I. Approved the Modifications making the findings and determinations that it are consistent with the purposes and intent of the Zoning Ordinance and necessary to secure an appropriate improvement on the lot. The "as-built" changes within the front setback allow a moderate improvement to a home that is constrained by having 30' foot setbacks on three sides of the property, and are not expected to negatively impact adjacent neighbors. The as-built changes within the interior setback are appropriate because they are relatively minor in nature and, as conditioned, will not be detrimental to the use of neighboring properties.

STAFF HEARING OFFICER RESOLUTION No. 030–12 1115 FERRELO ROAD AUGUST 8, 2012 PAGE 2

II. Said approval is subject to the following condition that condition that specifications for the pool equipment be provided on the plans submitted for a building permit, to ensure compliance with SBMC §9.16.025.C.

This motion was passed and adopted on the 8th day of August, 2012, by the Staff Hearing Officer of the City of Santa Barbara.

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Staff Hearing Officer at its meeting of the above date.

Kathleen Goo, Commission Secretary

Date

8/8/12

PLEASE BE ADVISED:

- 1. This action of the Staff Hearing Officer can be appealed to the Planning Commission or the City Council within ten (10) days after the date the action was taken by the Staff Hearing Officer.
- 2. If the scope of work exceeds the extent described in the Modification request or that which was represented to the Staff Hearing Officer at the public hearing, it may render the Staff Hearing Officer approval null and void.
- 3. If you have any existing zoning violations on the property, other than those included in the conditions above, they must be corrected within thirty (30) days of this action.
- 4. PLEASE NOTE: A copy of this resolution shall be reproduced on the first sheet of the drawings submitted with the application for a building permit. The location, size and design of the construction proposed in the application for the building permit shall not deviate from the location, size and design of construction approved in this modification.
- 5. Notice of Approval Time Limits: The Staff Hearing Officer's action approving the Performance Standard Permit or Modifications shall expire two (2) years from the date of the approval, per SBMC §28.87.360, unless:
 - a. A building permit for the construction authorized by the approval is issued within twenty four months of the approval. (An extension may be granted by the Staff Hearing Officer if the construction authorized by the permit is being diligently pursued to completion.) or;
 - b. The approved use has been discontinued, abandoned or unused for a period of six months following the earlier of:
 - i. an Issuance of a Certificate of Occupancy for the use, or;
 - ii. one (1) year from granting the approval.